

Ann Morgan

From: vtsdmailer@vt-s.net on behalf of kenpcak@gmail.com
Sent: Thursday, December 10, 2015 1:23 PM
To: Planning Department
Subject: [Town of Grafton MA] Mod of Special Permit 2014-7 / Pieciak Concern
Attachments: 15_blanchard_sp-2014-7_mod_pieciak_concern.docx

RECEIVED

DEC 10 2015

Hello Planning Department,

**PLANNING BOARD
GRAFTON, MA**

Ken Pieciak (kenpcak@gmail.com) has sent you a message via your contact form (<http://www.grafton-ma.gov/user/14766/contact>) at Town of Grafton MA.

If you don't want to receive such e-mails, you can change your settings at <http://www.grafton-ma.gov/user/14766/edit>.

Message:

To Whom It May Concern regarding the Modification of Special Permit (SP2014-7.1):

We are neighbors of Leslie and Ron Anderson and have been supportive of them having horses on their property. We'd like to continue to support them as they request an additional mini pony, however we do have some serious concerns based on information we did not have prior to the final placement of a fenced corral area where the horses are primarily kept.

Directly abutting our property, the placement of this Corral is in very close proximity to the back of our home. The south fence of this primary Corral is located just 20 feet from the property line and just 70 feet from the back of our house, as the back wall of the house is only 50 feet from the property line. Our kitchen table is directly in front of an open sliding door on the back wall of our home directly facing the Corral which leads out to our deck.

When sitting out on our deck, the distance to the Corral south fence is approximately 55 feet and as little as 25 feet when in the back yard. The entire 90 foot length of the Corral south fence centered directly behind our house as indicated on page 2 below. The Corral is currently the only existing fenced area. The horses are kept in this Corral 100% of the time.

Unfortunately the close proximity of the entire Corral south fence allows horse manure to be within 70 feet or less to where we regularly dine and as little as 25 feet from where we regularly spend time in our yard. We consider the placement of the south fence of this Corral much too close for obvious reasons. It was never made clear to us there would be a primary Corral established for the horses permanently located this close to our home and we did express these same concerns to Leslie when she shared with us her desire to keep a third horse.

We would like to remain supportive of the Anderson's wishes to keep horses, but we ask that the south fence of the Corral to be moved at least 50 feet farther to the north than it is currently located. We believe this would greatly alleviate the issue. Hopefully, you can understand our concern in this matter and the Andersons will respect our request.

Please find the attached document with the same as above also including a view showing the physical layout of the property.

Sincerely,
Diane & Ken Pieciak
3 Patricia Drive

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FLANNING BOARD
GRANTON, WA

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Town of Grafton Planning Board
Grafton, MA 01519

November 23 2015 DEC 10 2015

PLANNING BOARD
GRAFTON, MA

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Sincerely,
Diane & Ken Pieciak
3 Patricia Drive

Note: Only existing fenced area is depicted in red below. **No fencing exists** as the black line indicates.
(Original image taken from Anderson Document; Actual Corral fence added in red by Ken Pieciak)

